



**COUNTY OF PLACER
PLANNING COMMISSION
AGENDA
AUGUST 24, 2006
10:00 AM**

**OFFICE OF
Planning Department**
3091 County Center Drive
AUBURN, CALIFORNIA 95603
TELEPHONE: 530/745-3000
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www.placer.ca.gov

Meeting will be held in the Planning Commission Chambers, 2900 Richardson Drive, Dewitt Center, located at the corner of Richardson Drive & "C" Avenue, Auburn CA 95603

Placer County is committed to ensuring that persons with disabilities are provided the resources to participate fully in its public meetings. If you require additional disability-related modifications or accommodation, please contact the Planning Department at (530) 745-3000. If requested, the agenda shall be provided in appropriate alternative formats to persons with disabilities. Requests received after such time will be accommodated only if time permits.

NOTE: APPLICANT OR AN AUTHORIZED REPRESENTATIVE SHOULD BE PRESENT IN ORDER TO PRESENT INFORMATION AND/OR TESTIMONY RELATIVE TO THE APPLICATION (S). THE PLANNING COMMISSION MAY TAKE WHATEVER ACTION THEY DEEM APPROPRIATE, WHETHER OR NOT THE APPLICANT OR AN AUTHORIZED REPRESENTATIVE IS PRESENT.)

1) 10:00 AM A) CORRESPONDENCE, REPORTS, AND AGENDA SCHEDULING AS TIME PERMITS - Planning Director to discuss future agenda scheduling; Board of Supervisors action on items heard by the Planning Commission; any correspondence received; and budget, staffing or operational issues.

B) PUBLIC COMMENT - Following the consideration of any correspondence and/or reports, the public will be offered the opportunity to discuss with the Planning Commission, matters not included on the current agenda. The length of time devoted to this public comment period shall be as determined appropriate by the Commission Chair.

PUBLIC HEARINGS

**2) 10:05 AM BEAVER CREEK SUBDIVISION/REZONE (PSUBT20050366)
MITIGATED NEGATIVE DECLARATION**

Consider a request from Morton & Pitalo, Inc., on behalf of Parlin Development Company, for a rezone from RA-B 100 to RA-B-100 with PD factor and a Tentative Subdivision Map for the development of a seven-lot single-family residential subdivision and two open space lots. The Planning Commission will consider adoption of a Mitigated Negative Declaration for the project.

Project Location: Douglas Boulevard east of intersection of Sierra College Boulevard and Douglas Boulevard in the Granite Bay area

APN: 048-151-001

Total Acreage: 17.5 +/- acres

Zoning: RS-AG-B-100-PD 1.0/RA-B-100, (Residential Single-Family, Comb. Agriculture, Comb. Bldg. Site of 100,000 sq. ft., Planned Development of 1.0 dwelling units per acre/Residential Agricultural, Comb. Bldg. Site of 100,000 Squarefeet)

Community Plan Area: Granite Bay

MAC Area: Granite Bay

Applicant: Morton & Pitalo, Inc., 1788 Tribute Road, Ste. 200, Sacramento, 916-927-2400

Owner: Parlin Development Co., 11354 White Rock Road, Rancho Cordova 916-852-8644

Planner – Charlene Daniels 530-886-3073

Engineering & Surveying – Phil Frantz 530-889-7584

Environmental Health - Grant Miller 530-745-2369

3) 10:25 AM

MODIFICATION CONDITIONAL USE PERMIT (PCPMT20060490)

NORTH FORK VETERINARY CLINIC

Consider a request by AR Associates, on behalf of Thomas Sheriff, to modify a previously approved Conditional Use (CUP-2910) to remove conditions 2-O and 2-N.

Project Location: 12080 Locksley Lane in the North Auburn area

APN: 052-270-046

Zoning: C3-UP-Dc-FH (Heavy Commercial, combining CUP required, Comb. Design Scenic Corridor)

Community Plan Area: Auburn Bowman

MAC Area: North Auburn

Applicant: AR Associates, 275 Nevada Street, Auburn 530-888-1288

Owner: Thomas Sheriff, 3045 Grass Valley Highway, Auburn 530-888-8788

Planner – Gerry Haas 530-886-3084

Engineering & Surveying – Mike Foster 530-889-7518

Environmental Health - Grant Miller 530-745-2369

4) 10:40 AM

SQUAW VALLEY WAYFINDING PROJECT (PZTAT20060328)

Consider a proposal by the Squaw Valley Business Association to modify Section 135.23 of the Squaw Valley Land Use Ordinance (pertaining to signs), to allow for a new “wayfinding” program for Squaw Valley.

Project Location: Squaw Valley

APN: N/A

Total Acreage: N/A

Zoning: N/A

Community Plan Area: Squaw Valley

MAC Area: Squaw Valley

Applicant: Michael Gross, Squaw Valley Business Association, PO Box 2007, Olympic Valley 530 581-7231

Owner: N/A

Planner – Bill Combs 530 745-3036

Engineering & Surveying – Phil Frantz 530 745-7584

Environmental Health - Grant Miller 530-745-2369

5) 1:30 PM

APPEAL – POLE CREEK PARTNERS/BRUCE OLSEN VARIANCE (PVAA20050324)

Consider an Appeal from Ron Imhoff regarding a Zoning Administrator approval of a Variance, and specific conditions of approval related to an existing roadway access.

Project Location: 7280 and 7260 River Road in the Truckee area

APN: 091-030-017 and -018

Zoning: RS-B-40 (Residential Single-Family combining Building Site Size of 40,000 square feet)

Community Plan Area: Placer County General Plan

MAC Area: Joint

Applicant: KB Foster Engineering, P O Box 129 Carnelian Bay 530-546-3381

Owner: Bruce Olson-Pole Creek Partners Inc. P O Box 1518, Tahoe City 530-581-1087

Planner: Steve Buelna 530-581-6285

6) 1:45 PM

APPEAL – GILBERT VARIANCE (PVAA T20060424)

MITIGATED NEGATIVE DECLARATION

Consider a third-party appeal of the Zoning Administrator's decision to approve a Variance to allow for the construction of a 42 foot x 50 foot metal building within the front setback area.

Project Location: 10344 Boom Run Road, Newcastle

APN: 042-240-034

Total Acreage: 5.6 acres

Zoning: RA-B-X-4.6 ac.min. (Residential Agricultural, Combining Building Site Size of 4.6 acres minimum)

Community Plan Area: Horseshoe Bar

MAC Area: Horseshoe Bar

Appellant: Glen and Solvi Sabol, 10419 Boom Run Road, Newcastle 916 663-1828

Owner: Edward and Rebecca Gilbert, 10344 Boom Run Road, Newcastle 916 663-3881

Planner – Gerry Haas 530 745-3084

Engineering & Surveying – Phil Frantz 530-889-7584

Environmental Health - Grant Miller 530-745-2369

7) 2:00 PM

APPEAL - BURKE VARIANCE (THREE CHIEFS) (PVAAT20040468)

MITIGATED NEGATIVE DECLARATION

Consider an appeal from the Squaw Valley Ski Corporation of a Zoning Administrator's approval of a Variance to reduce the front setback requirement of 20 feet from property line to structure to allow for a setback of 5 feet from property line to structure (2.5 feet to eaves), and to reduce the waterway setback requirement of 100 feet from centerline of Squaw Creek to 55 feet from centerline, in order to allow for the construction of a single-family residence. The Planning Commission will also consider adoption of a Mitigated Negative Declaration for the project.

Project Location: Lot #43, 120 feet south of Granite Chief Road in the Squaw Valley area

APN: 096-030-043

Total Acreage: 6,113 Square Feet

Zoning: LDR-DF-10 (Low Density Residential, Density Factor 10 bedroom per acre)

Community Plan Area: Squaw Valley

MAC Area: Squaw Valley

Applicant: Squaw Valley Ski Corp., PO Box 2007, Olympic Valley; 530-583-6985

Owner: Robert Burke, 112 Scenic Drive, Orinda; 925-254-7246

Planner – Michael Wells 530-886-3024

Engineering & Surveying – Rebecca Maddex 530-889-7536

Environmental Health - Grant Miller 530-745-2369